



**Beacon Road, Bradford BD6 3EJ**

**welcome to**

**Beacon Road, Bradford**

Offered to the market is this cosy one bedroom mid terrace property in outskirts of Wibsey Village. Benefiting from a series of improvements by the current owner. This is an ideal rental property.



### **Lounge**

13' 1" at widest x 12' 10" at widest ( 3.99m at widest x 3.91m at widest )

Lounge accessed through door to the front with radiator and window to the front.

### **Kitchen**

7' 8" at widest x 6' 3" at widest ( 2.34m at widest x 1.91m at widest )

Fitted kitchen with a range of wall and base units incorporating sink and drainer with work surfaces and window to the rear.

### **Bedroom One**

21' 10" at widest x 7' 8" plus recess ( 6.65m at widest x 2.34m plus recess )

With dual aspect window and has access to the bathroom.

### **Bathroom**

Accessed via bedroom is bathroom that comprises of mini tub with shower over, wash hand basin, w/c and window to the side.

### **Outside**

Shared outside space with patio area to the front.



***view this property online*** [williamhbrown.co.uk/Property/BDF114620](http://williamhbrown.co.uk/Property/BDF114620)



welcome to

## Beacon Road, Bradford

- One bedroom
- Mid terrace property
- Ideal for investors
- No onward chain
- £75,000-£80,000

Tenure: Freehold EPC Rating: D

guide price

**£75,000-£80,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/BDF114620](https://www.williamhbrown.co.uk/Property/BDF114620)



Property Ref:  
BDF114620 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



**01274 693138**



Wibsey@williamhbrown.co.uk



6 Fair Road, BRADFORD, West Yorkshire, BD6 1QN



**williamhbrown.co.uk**